

**Fort Pierce Farms
Water Control District**

FINANCIAL STATEMENTS

September 30, 2025

Fort Pierce Farms Water Control District

FINANCIAL STATEMENTS

September 30, 2025

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Fort Pierce Farms Water Control District
Fort Pierce, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Fort Pierce Farms Water Control District (the "District"), as of and for the year ended September 30, 2025, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors
Fort Pierce Farms Water Control District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements.

To the Board of Supervisors
Fort Pierce Farms Water Control District

Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

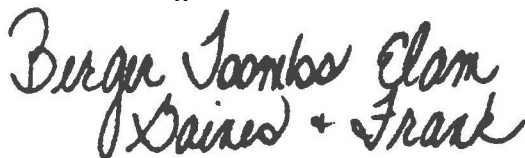
Other Information

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with Florida Statutes 218.39(3)(c) but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated February 11, 2026 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts and grant agreements and other matters.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 11, 2026

**Fort Pierce Farms Water Control District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The Government-wide financial statements are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in two categories; 1) net investment in capital assets and 2) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. The Governmental activities financed by the District include general government and physical environment activities.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual**, is provided for the District's General Fund. Fund financial statements provide more detailed information about the District's activities.

The government-wide financial statements and the fund financial statements provide different pictures of the District. The government-wide financial statements provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District.

**Fort Pierce Farms Water Control District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

All assets of the District, including capital assets are reported in the **statement of net position**. The **statement of activities** includes depreciation on all long lived assets of the District. The fund financial statements provide a picture of the funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures. To provide a link from the fund financial statements to the government-wide financial statements, reconciliation is provided from the fund financial statements to the government-wide financial statements.

Notes to financial statements provide additional details concerning the financial activities and financial balances of the District.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2025.

- The District's total assets exceeded total liabilities by \$2,775,101 (net position). Unrestricted net position for Governmental Activities was \$1,631,607. Net investment in capital assets for Governmental Activities was \$1,143,494.
- Governmental activities revenues totaled \$670,062, while governmental activities expenses totaled \$899,105.

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

	<u>Net Position</u>	
	<u>Governmental Activities</u>	
	<u>2025</u>	<u>2024</u>
Current assets	\$ 1,702,781	\$ 1,458,411
Capital assets, net	1,143,494	1,597,490
Total Assets	<u>2,846,275</u>	<u>3,055,901</u>
Current liabilities	<u>71,174</u>	<u>51,557</u>
Net position - net investment in capital assets	1,143,494	1,597,490
Net position - unrestricted	<u>1,631,607</u>	<u>1,406,654</u>
Total Net Position	<u>\$ 2,775,101</u>	<u>\$ 3,004,144</u>

The increase in current assets is related to revenues exceeding expenditures at the fund level in the current year.

The decrease in capital assets is due to depreciation in the current period.

**Fort Pierce Farms Water Control District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

	<u>Changes in Net Position</u>	
	<u>Governmental Activities</u>	
	<u>2025</u>	<u>2024</u>
Program Revenues		
Charges for services	\$ 314,221	\$ 283,560
General Revenues		
Licenses and permits	145,793	51,395
Interest	34,896	22,241
Miscellaneous	175,152	154,816
Total Revenues	<u>670,062</u>	<u>512,012</u>
Expenses		
General government	145,878	76,819
Physical environment	753,227	808,434
Total Expenses	<u>899,105</u>	<u>885,253</u>
Change in Net Position	(229,043)	(373,241)
Net Position - Beginning of Year	<u>3,004,144</u>	<u>3,377,385</u>
Net Position - End of Year	<u><u>\$ 2,775,101</u></u>	<u><u>\$ 3,004,144</u></u>

The increase in general government is primarily related to the increase in legal and legislative fees and insurance costs.

The decrease in physical environment is related to the decrease in right-of-way maintenance expenses in the current year.

**Fort Pierce Farms Water Control District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2025 and 2024.

<u>Description</u>	Governmental Activities	
	2025	2024
Land improvements	\$ 2,585,097	\$ 2,585,097
Watershed improvements	7,038,344	7,038,344
Drainage improvements	932,289	932,289
Equipment	80,526	80,526
Less: accumulated depreciation	(9,492,762)	(9,038,766)
Total Capital Assets (Net)	<u>\$ 1,143,494</u>	<u>\$ 1,597,490</u>

During the year, depreciation was \$453,996.

General Fund Budgetary Highlights

The September 30, 2025 budget was amended to reflect actual expenditures.

Economic Factors and Next Year's Budget

Fort Pierce Farms Water Control District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2026.

Request for Information

The financial report is designed to provide a general overview of Fort Pierce Farms Water Control District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Fort Pierce Farms Water Control District, 14666 Orange Avenue, Fort Pierce, Florida 34945.

Fort Pierce Farms Water Control District
STATEMENT OF NET POSITION
September 30, 2025

	Governmental Activities
Assets	
Current Assets	
Cash and equivalents	\$ 838,581
Investments	860,810
Accounts receivable	3,390
Total Current Assets	1,702,781
Non-Current Assets	
Capital Assets, being depreciated	
Land improvements	2,585,097
Watershed improvements	7,038,344
Drainage improvements	932,289
Equipment	80,526
Less: accumulated depreciation	(9,492,762)
Total Non-Current Assets	1,143,494
Total Assets	2,846,275
Liabilities	
Current Liabilities	
Accounts payable	5,314
Unearned revenues	65,860
Total Liabilities	71,174
Net Position	
Net investment in capital assets	1,143,494
Unrestricted	1,631,607
Total Net Position	\$ 2,775,101

See accompanying notes to financial statements.

Fort Pierce Farms Water Control District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenues and Changes in Net Position Governmental Activities
Primary Government			
Governmental Activities			
General government	\$ (145,878)	\$ 102,981	\$ (42,897)
Physical environment	(753,227)	211,240	(541,987)
Total Governmental Activities	\$ (899,105)	\$ 314,221	(584,884)
General Revenues			
			145,793
			34,896
			175,152
Total General Revenues			355,841
			(229,043)
			3,004,144
			\$ 2,775,101

See accompanying notes to financial statements.

Fort Pierce Farms Water Control District
BALANCE SHEET – GENERAL FUND
September 30, 2025

Assets	
Cash and equivalents	\$ 838,581
Investments	860,810
Accounts receivable	<u>3,390</u>
Total Assets	<u><u>\$ 1,702,781</u></u>
Liabilities and Fund Balances	
Liabilities	
Accounts payable	\$ 5,314
Unearned revenues	<u>65,860</u>
Total Liabilities	<u>71,174</u>
Fund Balances	
Unassigned	<u>1,631,607</u>
Total Liabilities and Fund Balances	<u><u>\$ 1,702,781</u></u>

See accompanying notes to financial statements.

**Fort Pierce Farms Water Control District
RECONCILIATION OF GENERAL FUND BALANCE TO
NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025**

Total Governmental Fund Balances \$ 1,631,607

Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets being depreciated, drainage improvements, \$932,289, watershed improvements, \$7,038,344, land improvements, \$2,585,097, and equipment, \$80,526, net of accumulated depreciation, \$(9,492,762), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.

1,143,494

Net Position of Governmental Activities

\$ 2,775,101

See accompanying notes to financial statements.

Fort Pierce Farms Water Control District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – GENERAL FUND
For the Year Ended September 30, 2025

Revenues		
Special assessments		\$ 314,221
Licenses and permits		145,793
Interest		34,896
Miscellaneous revenues		175,152
Total Revenues		<u>670,062</u>
Expenditures		
Current		
General government		145,878
Physical environment		299,231
Total Expenditures		<u>445,109</u>
Net Change in Fund Balances		224,953
Fund Balance - October 1, 2024		<u>1,406,654</u>
Fund Balance - September 30, 2025		<u>\$ 1,631,607</u>

See accompanying notes to financial statements.

**Fort Pierce Farms Water Control District
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCE OF
THE GENERAL FUND TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025**

Net Change in Fund Balances \$ 224,953

Amounts reported for governmental activities in the Statement of Activities
are different because:

Governmental funds report capital outlays as expenditures. However,
in the Statement of Activities, the cost of those assets is allocated
over their estimated useful lives as depreciation. This is the
amount of depreciation in the current period.

(453,996)

Change in Net Position of Governmental Activities

\$ (229,043)

See accompanying notes to financial statements.

Fort Pierce Farms Water Control District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 323,475	\$ 314,221	\$ 314,221	\$ -
Licenses and permits	49,000	153,793	145,793	(8,000)
Interest	50,000	34,896	34,896	-
Miscellaneous revenues	175,249	175,152	175,152	-
Total Revenues	<u>597,724</u>	<u>678,062</u>	<u>670,062</u>	<u>(8,000)</u>
Expenditures				
Current				
General government	148,975	143,720	145,878	(2,158)
Physical environment	352,000	310,027	299,231	10,796
Total Expenditures	<u>500,975</u>	<u>453,747</u>	<u>445,109</u>	<u>8,638</u>
Net Change in Fund Balances	96,749	224,315	224,953	638
Fund Balance - October 1, 2024	<u>-</u>	<u>-</u>	<u>1,406,654</u>	<u>1,406,654</u>
Fund Balance - September 30, 2025	<u>\$ 96,749</u>	<u>\$ 224,315</u>	<u>\$ 1,631,607</u>	<u>\$ 1,407,292</u>

See accompanying notes to financial statements.

Fort Pierce Farms Water Control District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The Fort Pierce Farms Water Control District (the "District") is a special district as defined by the laws of Florida, and is located in St. Lucie County, Florida. The District was created by a Decree of the Circuit Court incorporating it dated July 10, 1919 and operates under Chapter 298, Florida Statutes, and consists of landowners who receive the benefit of water management and are assessed taxes for the maintenance and operation of the areas within District boundaries.

As required by GAAP, these financial statements present Fort Pierce Farms Water Control District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board Statements, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole.

Fort Pierce Farms Water Control District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements (Continued)

Governmental activities are supported by special assessments, licenses and permits. Program revenues include payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program. Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Governmental Funds

When both restricted and unrestricted resources are combined in a fund, qualified expenses are considered to be paid first from restricted resources, and then from unrestricted resources. Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period, or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Fort Pierce Farms Water Control District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources.” Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets be reported in the governmental activities column in the government-wide Statement of Net Position.

Fort Pierce Farms Water Control District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Capital Assets

Capital assets, which include improvements and equipment, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$1,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Fort Pierce Farms Water Control District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

b. Capital Assets (Continued)

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Improvements other than buildings	15-20 years
Equipment	10 years

c. Budgets

Budgets are prepared and adopted after a public hearing for the general fund, pursuant to Chapter 189, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. As a result, deficits in the budget columns of the accompanying financial statements may occur. A formal budget is adopted for the general fund.

d. Governmental Fund Balance

The District classifies fund balance according to GASB Statement 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. Governmental fund balances are reported within fund balance classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purpose for which amounts in those funds can be spent. The classifications include non-spendable, restricted, committed, assigned and unassigned.

Non-Spendable Fund Balance – This classification is either not in spendable form or is legally or contractually required to remain intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Committed Fund Balance – This classification includes amounts that can be used only for the specific purposes determined by a formal action of the District's highest level of decision-making authority.

Assigned Fund Balance – This classification is intended to be used by the government for specific purposes but do not meet the criteria to be classified as restricted or committed.

**Fort Pierce Farms Water Control District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

d. Governmental Fund Balance (Continued)

Unassigned Fund Balance – This classification is the residual classification for the government’s general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

e. Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the financial statement date and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$1,631,607, differs from “net position” of governmental activities, \$2,775,101, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets, that are to be used in governmental activities, are purchased or constructed, the cost of those assets is reported as expenditures at the governmental fund level. However, the Statement of Net position included those capital assets among the assets of the District as a whole.

Drainage improvements	\$ 932,289
Watershed improvements	7,038,344
Land improvements	2,585,097
Equipment	80,526
Accumulated depreciation	<u>(9,492,762)</u>
Total	<u>\$ 1,143,494</u>

**Fort Pierce Farms Water Control District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$224,953, differs from the “change in net position” for governmental activities, \$(229,043), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences are illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets are allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas, net position decrease by the amount of depreciation charged for the year.

Depreciation	<u>\$ (453,996)</u>
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NOTE C – CASH AND EQUIVALENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and equivalents.

Custodial Credit Risk

Custodial credit risk is the risk that in the event of a bank failure, the District’s deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes, regarding deposits and investments. As of September 30, 2025, the District’s bank balance was \$888,985 and the carrying value was \$838,581. Exposure to custodial credit risk was as follows: Cash and equivalents are deposited in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2025, the District had the following investments and maturities.

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Certificate of Deposit	11/17/2025	\$ 50,000
Certificate of Deposit	12/11/2025	810,810
Total		<u>\$ 860,810</u>

Fort Pierce Farms Water Control District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE C – CASH AND EQUIVALENTS (CONTINUED)

Investments (Continued)

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted prices for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The Certificates of Deposit are considered deposit account asset types for applying the criteria noted in the paragraph above and are considered level 2 assets.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments in Certificates of Deposit are limited by state statutory requirements. The District has no investment policy that would further limit its investment choices. As of September 30, 2025, the District's investments in Certificates of Deposit are not rated by Standard and Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in the Certificates of Deposit make up 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2025 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

Fort Pierce Farms Water Control District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
<u>Governmental Activities:</u>				
Land improvements	\$ 2,585,097	\$ -	\$ -	\$ 2,585,097
Watershed improvements	7,038,344	-	-	7,038,344
Drainage improvements	932,289	-	-	932,289
Equipment	80,526	-	-	80,526
Total Capital Assets	<u>10,636,256</u>	<u>-</u>	<u>-</u>	<u>10,636,256</u>
Less: accumulated depreciation for:				
Land improvements	(1,777,254)	(129,255)	-	(1,906,509)
Watershed improvements	(6,538,788)	(299,733)	-	(6,838,521)
Drainage improvements	(684,470)	(18,426)	-	(702,896)
Equipment	(38,254)	(6,582)	-	(44,836)
Total Accumulated Depreciation	<u>(9,038,766)</u>	<u>(453,996)</u>	<u>-</u>	<u>(9,492,762)</u>
Total Capital Assets, net	<u>\$ 1,597,490</u>	<u>\$ (453,996)</u>	<u>\$ -</u>	<u>\$ 1,143,494</u>

Depreciation of \$453,996 was charged to physical environment.

NOTE E – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2024-2025 fiscal year were levied in October 2024. All taxes are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

All unpaid taxes become delinquent as of April 1. Unpaid taxes are collected via the sale of tax certificates on or prior to, June 1; therefore, there were no material taxes receivable at fiscal year end.

NOTE F – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks for each of the past three years.



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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Fort Pierce Farms Water Control District
Fort Pierce, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements, as listed in the table of contents, of Fort Pierce Farms Water Control District, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated February 11, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Fort Pierce Farms Water Control District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Fort Pierce Farms Water Control District's internal control. Accordingly, we do not express an opinion on the effectiveness of Fort Pierce Farms Water Control District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

To the Board of Supervisors
Fort Pierce Farms Water Control District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Fort Pierce Farms Water Control District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 11, 2026



Berger, Toombs, Elam, Gaines & Frank

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MANAGEMENT LETTER

To the Board of Supervisors
Fort Pierce Farms Water Control District
Fort Pierce, Florida

Report on the Financial Statements

We have audited the financial statements of the Fort Pierce Farms Water Control District as of and for the year ended September 30, 2025, and have issued our report thereon dated February 11, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated February 11, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

To the Board of Supervisors
Fort Pierce Farms Water Control District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Fort Pierce Farms Water Control District met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that Fort Pierce Farms Water Control District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Fort Pierce Farms Water Control District. It is management's responsibility to monitor Fort Pierce Farms Water Control District's financial condition; and our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Fort Pierce Farms Water Control District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year as: 0
- 2) The total number of independent contractors, to whom nonemployee compensation was paid in the last month of the District's fiscal year as: 2
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$20,220.93
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2024, together with the total expenditures for such project as: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board amended the budget, see below:

To the Board of Supervisors
Fort Pierce Farms Water Control District

	Original Budget	Actual	Variance with Original Budget Positive (Negative)
Revenues			
Special assessments	\$ 323,475	\$ 314,221	\$ (9,254)
Licenses and permits	49,000	145,793	96,793
Interest	50,000	34,896	(15,104)
Miscellaneous revenues	175,249	175,152	(97)
Total Revenues	<u>597,724</u>	<u>670,062</u>	<u>72,338</u>
Expenditures			
Current			
General government	148,975	145,878	3,097
Physical environment	352,000	299,231	52,769
Total Expenditures	<u>500,975</u>	<u>445,109</u>	<u>55,866</u>
Net changes in fund balance	96,749	224,953	128,204
Fund Balances - October 1, 2024	<u>-</u>	<u>1,406,654</u>	<u>1,406,654</u>
Fund Balances - September 30, 2025	<u>\$ 96,749</u>	<u>\$ 1,631,607</u>	<u>\$ 1,534,858</u>

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, Fort Pierce Farms Water Control District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District as:
\$25.00 /unit/acre
- 2) The amount of special assessments collected by or on behalf of the District as:
\$314,220.85
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: N/A

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Fort Pierce Farms Water Control District

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 11, 2026



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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Fort Pierce Farms Water Control District
Fort Pierce, Florida

We have examined Fort Pierce Farms Water Control District's compliance with Section 218.415, Florida Statutes, during the year ended September 30, 2025. Management is responsible for Fort Pierce Farms Water Control District's compliance with those requirements. Our responsibility is to express an opinion on Fort Pierce Farms Water Control District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Fort Pierce Farms Water Control District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Fort Pierce Farms Water Control District's compliance with the specified requirements.

In our opinion, Fort Pierce Farms Water Control District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2025.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 11, 2026